

CITY OF SAINT PAUL

HERITAGE PRESERVATION COMMISSION RESOLUTION

FILE NUMBER 14-WMIP Recommendation

DATE March 13, 2014

WHEREAS, Section 73.04 of the Saint Paul Legislative Code states that the Heritage Preservation Commission shall "serve as an advisory body to the mayor and city council on municipal heritage preservation matters... [and] shall review and comment on studies which relate to the...architectural heritage of the city..."; and

WHEREAS, the Saint Paul Planning Commission, on May 21, 2010, established the West Midway Industrial Study Task Force to make recommendations for land use for the Planning Commission's consideration as an addendum to the Saint Paul Comprehensive Plan; and

WHEREAS, the West Midway Industrial Area Plan (the Plan) was developed by Planning and Economic Development staff (PED) with input from the West Midway Industrial Study Task Force; and

WHEREAS, the Plan was released for comment by the Planning Commission on February 7, 2014 and is now being submitted to the Heritage Preservation Commission for its review and comment in accordance with the provisions of Chapter 73.04; and

WHEREAS, the Plan area's most comprehensive cultural resource survey took place during the 1983 Historic Sites Survey of Saint Paul and Ramsey County. Several historic context studies were completed in 2001 and are applicable within the Plan boundaries to aid in further identification of historic sites; and

WHEREAS, the Plan area does not include the City-adopted Station Areas for the Westgate, Raymond and Fairview Stations, nor does it include the residential area roughly bounded by Robbins Street to the north, Raymond Avenue to the east, Territorial Road to the south and Highway 280 to the west; and

WHEREAS, the Plan area does not include any properties that have been designated by the City Council as Saint Paul Heritage Preservation Sites; and

WHEREAS, the Plan area does not include any properties that are known to have been listed on the National Register of Historic Places; and

WHEREAS, the Plan does not address the need to identify potential historic sites and districts and develop local contexts. Preservation practices and criteria for assessing significance of properties have evolved. Since the 1983 Historic Sites Survey was published, two of the properties identified as historic resources in the Plan area have been razed; and

WHEREAS, the strategies and objectives of the West Midway Industrial Area Plan that generally address historic preservation or may impact historic resources include the following:

- B-2 Develop a "West Midway Industrial Area Partnership" among local industrial business leaders, developers/leasing companies, the Port Authority and the City.
- B-2 iii Develop and promote cooperation among businesses for physical improvements -- shared parking, street/alley/driveway reconstruction, stormwater recharge areas, streetscape landscaping on private property, front entrance spruce-up and site cleanup campaigns. These efforts may include a business improvement district concept whereby businesses pool their resources for a common project.

Such arrangements may take the form of an informal agreement between two parties for a common improvement, or a larger agreement where the businesses pool their funds for a larger project, such as stormwater ponding. Or the agreement may take a more formal form where businesses approach the City to establish a local assessment district. Any and all approach[es] will be determined by the participating businesses.

- B-7 Enhance the environmental sustainability of industrial development in the area.
- B-7 i Encourage stormwater retention practices both on private property as well as within the public realm. Such practices may include permeable pavement techniques in parking lots, surface ponding, underground treatment systems, green roof technology and surface recharge areas as specified by the Capitol Region Watershed District and Saint Paul Stormwater practices.
- B-7 iv Encourage reuse of selected older buildings through the Greenpoint model. Select buildings within the South St. Anthony area may be adaptable for market niches that promote smaller, artisanal, creative enterprises, and to nurture the area as a fertile laboratory of entrepreneurship, business incubation, artistic endeavor and eclectic urban design. Careful adaptation of such buildings will be job-retaining and job-producing, help create a "buzz" for the industrial area, and be assets to the overall objectives of broader industrial area stabilization and growth.
- B-8 Promote development/redevelopment of sites such that they benefit the existing businesses as well as promoting new, intensive job-creating businesses.
- B-8 i Assemble parcels of sufficient size and regular configuration. Actively pursue site assembly for new industrial development, business growth, and job creation and retention. Priority will be given to underutilized and vacant land. All viable financing alternatives will be sought and utilized. Property to be acquired will be determined by a majority of willing sellers, the site's strategic location and size, and the ability to assemble multiple parcels into larger sites of sufficient size to attract major new business investment.
- PI-2
- PI-3 Improve the Physical Environment in ways that help Businesses.
- PI-3 i Enhance streetscaping throughout the area with sidewalk installation, curb and gutter, landscaping and lighting. Such improvements will calm traffic, create a more positive atmosphere for workers, enhance property values, and improve marketability of property for resale.
- PI-6 iii Begin to fill in the grid of sidewalks within the heart of the industrial area beginning with the Sidewalk Infill Program; begun in the fall of 2013.
- PI-6 iv Ensure sufficient street lighting for pedestrians and bicyclist safety as part of any streetscape and street reconstruction projects.
- SD 1-21 Improve North/South bicycle connections on Raymond from University Avenue to the BNSF Bridge.
- SD 2-6 & SD 2-9 Implement the West Midway Sidewalk Infill program. (Map page 23)

NOW THEREFORE, BE IT RESOLVED, that the Heritage Preservation Commission makes the following recommendations for changes and/or additions to the West Midway Industrial Area Plan for further consideration by the Saint Paul Planning Commission and City Council:

1. Insert the map within the Plan as an appendix that shows all designated and surveyed properties as a baseline and for supporting future survey work.
2. Include a listing of completed context studies that are applicable for the West Midway Industrial Area.

3. Add a strategy to support the ongoing preservation and continued use of designated sites in and adjacent to the plan area.
4. Include a strategy to conduct an Industrial Buildings historic context study to explore this resource type and its contribution to the architectural character and historical development of Saint Paul as recommended in the Historic Preservation Chapter of the Comprehensive Plan.
5. Identify the University-Raymond Commercial Heritage Preservation District by its full name. (Ex: Pg. 21 B.)
6. Create a strategy to develop design guidelines for industrial development that is mindful of historic preservation.
7. Promote the benefits of local and National Register designation and the use of Federal and State Historic Tax Incentives for qualifying rehabilitation of National Register Certified and Designated properties.
8. Develop strategies for economic development through historic preservation.
9. Include the HPC in the appropriate strategies in the Implementation Matrix.

FURTHER, BE IT RESOLVED, that the Heritage Preservation Commission generally finds the objectives in the West Midway Industrial Area Plan to be lacking pro-preservation statements and strategies regarding the Historic Preservation Chapter in the Comprehensive Plan; and

FINALLY, BE IT RESOLVED, that the Heritage Preservation Commission finds, with the above recommendations, the West Midway Industrial Area Plan to be consistent with the City's policy to protect and promote the heritage of the City of Saint Paul and to preserve our architecturally and culturally diverse historic resources.

MOVED BY	Commissioner Wagner
SECONDED BY	Commissioner Bezat

IN FAVOR	7
AGAINST	0
ABSTAIN	0

Correspondence received regarding:

The West Midway Industrial Area Plan

Dear Mr. Lovejoy,

I'm Nicki Jones, owner of a martial arts school that is located in the 800 Transfer Rd. building in the West Midway Industrial Area. I'm writing in response to the draft Plan for the neighborhood.

I want to start by acknowledging that I don't own the kind of high value industrial business that the plan is most concerned with. Ours is a school with no full-time employees (besides the owners) that serves about 150 families from all over the Metro region -- and few of those families pay our tuition from salaries earned in these high value industrial type of jobs.

It is because of how removed my life, both personally and professionally, is from those types of jobs that my first recommendation or comment is this: until I read through the information on the website, I hadn't known how integral those types of jobs are to the health of our region and the effect those jobs have on the overall economic health of a region. Please make this information, and the studies that back up that fact, the most important piece of information you try to get "out there" to the general public. Those of us who haven't had anyone in our families or our peer groups working in this sector *really don't know anything about jobs like this or their relative importance to our own jobs and lives*. Making that information available, giving those of us who know nothing the chance to learn something strikes me as being an incredibly important piece of gathering and keeping support for a Plan like this one. Otherwise, in our ignorance, folks like me are able to dismiss an Industrial Plan as being out-dated and irrelevant: "Of course a small brewery is a cool addition to the neighborhood, so we should convert more un- or under-used industrial space to things like breweries and artist lofts and coffee shops and art galleries." Or so the easy, ill-informed thinking goes.

It's an interesting position to be in: I now have a better understanding of what's best for the region, but I still also have a real interest in my own business's health. We chose our location for many of the same reasons that the Midway has been a great industrial location -- it's a midway point between the two downtowns, proximity to I-94, proximity to the Green Line LRT, affordable rent, ample parking for students. I want to support the Plan for the overall health of the region and keep an eye on and a voice in the process to advocate for my own business and others like it in the area.

Now that you know where I'm coming from, here are some thoughts and comments:

- I'm very pleased with what I've seen so far of the Plan. I commend everyone involved on the care with which they are juggling the sometimes-competing tensions of economics, social factors, and environmental concerns.
- I'm a member of Women on Bikes, an organization that specifically advocates for safe and ample opportunities for women (and children) to use bicycles for transportation and recreation. I would strongly encourage the folks involved in the WMIP and the City of St. Paul Bikeways Plan to get together and work towards integration and mutual support of each others' plans. There are a lot of proposed improvements to bikeways in the West Midway area, and I would love to see them implemented as part of the WMIP. Reuben Collins of the City of Saint Paul is a great contact: reuben.collins@ci.stpaul.mn.us.

- I would be happy to be more involved, as a representative of a business owner in the area outside of the industrial/manufacturing industries. I would be happy to liaise with other business owners and help move information out about the WMIP and in about the concerns or support from other non-industrial businesses in the area. Please let me know if there is any need for this kind of support.

I do plan to attend the public hearing on March 21. I'd like to again express my gratitude and support for everyone who has been involved in getting the Plan to this stage, and I look forward to learning and hearing more as things progress.

Thank you!

Nicki Jones, Owner
Kuk Sool Won of St. Paul
800 Transfer Rd. Ste. 34
Saint Paul, MN 55114

Personal address: 240 E 5th St Apt 218
Saint Paul, MN 55101

Butler, Sonja (CI-StPaul)

From: Holmes, Hilary (CI-StPaul)
Sent: Friday, March 14, 2014 9:08 AM
To: Butler, Sonja (CI-StPaul)
Subject: FW: West Midway Industrial Plan

To date this is one email that I have received regarding West Midway Industrial Area Plan -



Hilary Holmes *City Planner*

Planning and Economic Development
25 W. 4th Street, Suite 1300
Saint Paul, MN 55102
P: 651-266-6612
hilary.holmes@ci.stpaul.mn.us

The Most Livable
City in America



Making Saint Paul the Most Livable City in America

From: Sue Abderholden [<mailto:sabderholden@namimn.org>]
Sent: Tuesday, February 18, 2014 12:21 PM
To: Holmes, Hilary (CI-StPaul)
Subject: West Midway Industrial Plan

Thank you for sending the information about the West Midway Industrial Plan. We are very interested in how the city will be moving forward with development.

NAMI Minnesota has been located in this area for over a decade. We like being in this area due to the easy access off of major highways (94, 280, 36 and even 35E/Selby) for our staff, volunteers and people attending events in our office. It is also very close to the University Avenue bus line which is used by staff and volunteers. Additionally, there is quick easy access to the Capitol – important for nonprofit advocacy organizations.

As you look to the future we are very interested in larger space closer to University Avenue but not on a rail stop due to costs. Low rent and easy parking are two important factors for our current location. It would be an even more ideal location if bus service came down Transfer Road or if at the very least there were sidewalks and lighting all the way to the bridge.

I know of many nonprofits who would love to be able to locate in this area if there was more office space available. I even tried to talk other mental health organizations into purchasing a building where we could share common space.

Sue Abderholden, MPH
Executive Director
NAMI Minnesota
800 Transfer Road, Suite 31
St. Paul, MN 55114

651-645-2948 Ext. 105
612-202-3595 Cell Phone
1-888-NAMI-HELPS
www.namihelps.org

Join us for the 12th Annual Research Dinner co-sponsored by NAMI Minnesota and University of Minnesota Dept of Psychiatry on February 25. \$45 for members. Click [here](#).



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

**Tuesday, March 18, 2014
2nd Floor Conference Room
375 Jackson Street, Suite 218**

<u>Time</u>	<u>Project Name and Location</u>
9:00	Metro Transit 515 North Cleveland Avenue Addition to Metro Transit Overhaul Base (locker rooms, break room and paint booth)
9:30	Cremation Society of Minnesota 1979 Old Hudson Road Addition to an existing building for use as a funeral home (no cremations will be done on site)

Applicants should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

Parking

A few free parking spaces are available in our visitor parking lot off of 6th Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4th and 5th Street.

If you have questions, please contact Tom Beach at 651-266-9086 or tom.beach@ci.stpaul.mn.us.



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

375 Jackson Street, Suite 220
Saint Paul, Minnesota 55101-1806

Telephone: 651-266-8989
Facsimile: 651-266-9124
Web: www.stpaul.gov/dsi

SITE PLAN REVIEW COMMITTEE

**Tuesday, March 25, 2014
2nd Floor Conference Room
375 Jackson Street, Suite 218**

<u>Time</u>	<u>Project Name and Location</u>
9:00	Apex Auto Salvage 198 East Minnehaha Avenue Review changes to the site (including changes and expansion that were done in the past)

Applicants should plan to attend this meeting.

At this meeting you will have a chance to discuss the site plan for your project with Saint Paul's Site Plan Review Committee. The Committee is made up of City staff from Zoning, Traffic, Sewers, Water, Public Works, Fire Inspections, and Parks. You are encouraged to bring your engineer, architect, or contractor with you to handle any technical questions raised by city staff. The purpose of this meeting is to simplify the review process by letting the applicant meet with staff from a number of departments at one time. Staff will make comments and ask questions based on their review of the plans. By the end of the meeting you will know if the site plan can be approved as submitted or if revisions will be required. Staff will take minutes at the meeting and send you a copy.

The meeting room is on the skyway level and 25' to your left as you get out of the elevator.

Parking

A few free parking spaces are available in our visitor parking lot off of 6th Street at Jackson. Parking is also available at on-street meters. The closest parking ramp is on Jackson one block south of our office between 4th and 5th Street.

If you have questions, please contact Tom Beach at 651-266-9086 or tom.beach@ci.stpaul.mn.us.

FOR THE FULL ZONING COMMITTEE AGENDA SECTION

of this packet go to the link below:

<http://stpaul.gov/index.aspx?NID=3436>

Thank you

Sonja Butler

Planning Commission Secretary/Office Assistant IV

1400 City Hall Annex

25 Fourth Street West

Saint Paul, MN 55102

651-266-6573



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-228-3220

DATE: March 14, 2014
TO: Planning Commission
FROM: Zoning Committee
SUBJECT: Results of March 13, 2014, Zoning Committee Hearing

NEW BUSINESS

		<u>Staff</u>	<u>Recommendation Committee</u>
1.	Sola Salon Studios (14-098-714) Reestablishment and change of nonconforming use to a beauty salon Address: 688 Hague Ave SW corner at St. Albans District Comment: District 8 made no recommendation Support: 0 people spoke, 0 letters Opposition: 1 person spoke, 10 letters, and a petition with 4 signatures Hearing: Hearing is closed Motion: Approval	Approval	Approval (6 - 0)
		<u>Staff</u>	<u>Recommendation Committee</u>
2.	Metropolitan State University parking ramp (14-098-309) Variance of minimum parking space width (50% are required to be at least 9' wide; all spaces proposed are 8.5' wide) Address: 400 Maria Ave District Comment: District 4 recommended approval Support: 1 person spoke, 1 letter Opposition: 0 people spoke, 0 letters Hearing: Hearing is closed Motion: Approval	Approval	Approval (6 - 0)

		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
3.	Metro State University parking ramp (12-220-122) Site plan review for a new parking ramp and parking lot Address: 400 Maria Ave District Comment: District 4 recommended approval Support: 1 person spoke, 1 letter Opposition: 0 people spoke 0 letters Hearing: Hearing is closed Motion: Approval with conditions	Approval with conditions	Approval with conditions (6 - 0)
		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
4.	Metro State University student center (14-094-970) Site plan review for a new student center Address: 690 E 7 th Street District Comment: District 4 made no recommendation Support: 0 people spoke, 0 letters Opposition: 0 people spoke, 0 letters Hearing: Hearing is closed Motion: Approval	Approval	Approval (6 - 0)
		<u>Recommendation</u>	
		<u>Staff</u>	<u>Committee</u>
5.	Verizon Wireless (14-088-188) Conditional use permit for cellular antennas and associated equipment on a residential structure less than 60 feet high Address: 1160 Grand Ave SW corner at Dunlap District Comment: District 16 recommended denial Support: 0 people spoke, 0 letters Opposition: 0 people spoke, 8 letters, and a petition with 13 names Hearing: Hearing is closed Motion: Approval with conditions	Approval with conditions	Approval with conditions (6 - 0)

city of saint paul
planning commission resolution
file number
date

WHEREAS, Patrick Elgin, File # 14-098-714, has applied for a reestablishment and change of nonconforming use to a beauty salon under the provisions of §62.109(c) and §62.109(e) of the Saint Paul Legislative Code, on property located at 688 Hague Ave, Parcel Identification Number (PIN) 022823110218, legally described as Holcombes Addition Lots 1-4 Block 7; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 13, 2014, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. The application proposes to reestablish a nonconforming use, previously a plumbing business categorized as a service business with a workshop, and change the nonconforming use to a beauty salon categorized as a service business. The proposed use will occupy the first floor, but not the basement, and no building additions are proposed.
2. The currently vacant subject site is located at the southwest corner of Hague and St. Albans, one block south of Selby Avenue. The site's previous use was a plumbing contractor's shop, which was legally nonconforming.
3. Section 62.109(e) states: *When a legal nonconforming use of a structure, or structure and land in combination, is discontinued or ceases to exist for a continuous period of more than one (1) year, the planning commission may permit the reestablishment of a nonconforming use if the commission makes the following findings:*
 - a. *The structure, or structure and land in combination, cannot reasonably or economically be used for a conforming purpose.* This finding is met. The building, which has been vacant for over a year, is designed for commercial/industrial types of uses rather than the residential and institutional uses permitted in the RM2 district. Repurposing the building for such uses would be very costly and uneconomical.
 - b. *The proposed use is equally appropriate or more appropriate to the district than the previous legal nonconforming use.* This finding is met. The previous plumbing business is first permitted in the T2 Traditional Neighborhood district, while the proposed use is first permitted in the more restrictive T1 Traditional Neighborhood district.
 - c. *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is

moved by _____
seconded by _____
in favor _____
against _____

met. A service business such as proposed is not detrimental to surrounding character and does not endanger the public. Building permits and proper site design will be required in order for a Certificate of Occupancy to be issued for the site.

- d. *The proposed use is consistent with the comprehensive plan.* This finding is met. The proposed use is consistent with the Comprehensive Plan, which designates the property as part of an Established Neighborhood, as shown in the Generalized 2030 Future Land Use Map (Figure LU-B). The Comprehensive Plan states, "Established Neighborhoods are residential areas of predominately single-family housing and adjacent neighborhood-serving commercial uses. These are areas of stability where the existing character will be essentially maintained." The existing character is maintained by the proposed use, which utilizes an existing non-residential building and, as noted above, is first permitted in a more restrictive zoning district than the previous use. The District 8 Plan does not have any policies that apply to this proposal.
 - e. *A notarized petition of at least two-thirds of the owners of the described parcels of real estate within on hundred (100) feet of the subject property has been submitted stating their support for the use.* This finding is met. The petition was found to be sufficient on February 27, 2014; 22 parcels required, 23 parcels signed.
4. Section 62.109(c) states: *The planning commission may allow a nonconforming use to change to another use permitted in the district in which the existing nonconforming use is first allowed, or a use permitted in a district that is more restrictive than the district in which the existing nonconforming use is first allowed, or permit another, related nonconforming use at the same location if the commission makes the following findings:*
- a. *The proposed use is equally appropriate or more appropriate to the neighborhood than the existing nonconforming use.* This finding is met. As noted above, the previous plumbing business is first permitted in the T2 Traditional Neighborhood district, while the proposed use is first permitted in the more restrictive T1 Traditional Neighborhood district.
 - b. *The traffic generated by the proposed use is similar to that generated by the existing nonconforming use.* This finding is met. Though traffic generation could be at different times of day, the peak traffic generation for the beauty salon is anticipated to be similar to the fleet traffic and occasional customer traffic experienced for the plumbing business.
 - c. *The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.* This finding is met. As noted above, a service business such as proposed is not detrimental to surrounding character and does not endanger the public.
 - d. *The use is consistent with the comprehensive plan.* This finding is met. As noted above, the proposed use is consistent with the Comprehensive Plan and its Established Neighborhood designation for the subject site.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Patrick Elgin for a reestablishment and change of nonconforming use to a beauty salon at 688 Hague Ave is hereby approved.

Langer, Samantha (CI-StPaul)

From: Gregory W. Crawford <gregcrawford@earthlink.net>
Sent: Thursday, March 13, 2014 11:03 AM
To: Dermody, Bill (CI-StPaul)
Subject: 688 Hague File #14-098-714
Attachments: 688 Hague Avenue 001.jpg

Good Morning,





Please add the attached names to the list of home owners who oppose the reestablishment of a nonconforming use for commercial purposes of the property at 688 Hague Avenue.

Thank you,
Gregory W Crawford
667 Laurel Avenue

Name

Address

e-mail

FRANCIS BARBOSA 667 HAGUE AVE, ST. PAUL 55104 FRANCISBARBOSA@MSN.COM 
Megan O'Leary 655 Hague Ave St Paul 55104 megan.kobayashi@gmail.com 
Jason + Shannon Morgan 645 Laurel Ave St Paul 55104 SPARESHIPROCKETS.COM 
Bill Walker 637 Laurel Ave St Paul 55104 B.WALKER1032@GMAIL.COM 

Langer, Samantha (CI-StPaul)

From: Virginia Martin <marti137@umn.edu>
Sent: Wednesday, March 12, 2014 2:17 PM
To: Dermody, Bill (CI-StPaul)
Subject: Commercial building on Hague

'Dear Mr. Dermody

I am one of a number of residents who live on or near Hague and St. Albans who does not want a commercial building on Hague Avenue. We have been fortunate to have good small businesses in the former North Star Services/McQuillan Co. building at 688 Hague. We would like to keep this area residential only for many reasons, including not wanting heightened traffic here on our streets that are full of children--dozens on this block alone--plus all the children walking to and from Obama Service School between St. Albans and Grotto. Please do not allow this commercial dwelling to go forward.

Virginia Martin

695 Hague Ave.

St. Paul, MN 55104

We support the following petition:

Where as:

1. The current zoning is for residential use
2. The property has been vacant for over a year
3. An elementary school, park, and playground are located one block south
4. A commercial business will bring increased traffic onto residential streets
5. The previous use of the property (for 30 years):
 - a. Not open to the public
 - b. Had essentially no weekend activity
 - c. Had essentially no evening activity
6. Commercially used property has a negative effect on nearby property values

Therefore:

1. We want only residential use of the land at 688 Hague Avenue
2. We do not support any commercial use of 688 Hague Avenue
3. We oppose the reestablishment of nonconforming use for commercial purpose
4. Any residential development must meet off street parking requirements

Benefits:

1. New housing will increase the tax base
2. Neighborhood will reclaim lost land for needed housing
3. Existing housing values will benefit from new residential housing
4. Less street traffic means safer streets

Langer, Samantha (CI-StPaul)

From: rhrhode@comcast.net
Sent: Wednesday, March 12, 2014 4:44 PM
To: Dermody, Bill (CI-StPaul)
Cc: #CI-StPaul_Ward1; gregcrawford@earthlink.net; Martha Rhode
Subject: 688 Hague Avenue

Sir:

There is a proposal for a beauty salon on this site.

Please consider not approving this usage.

This property, which is zoned residential, should continue to be residential.

I believe that the best step would be to have the ancient grocery store building razed, and needed housing placed there.

Best regards,

Richard H. Rhode
630 Ashland Avenue
Saint Paul, Minnesota 55104-7115
rhrhode@comcast.net

I support this petition.
Nanette Moloney
667 Laurel Ave
St Paul, MN 55104

----- Forwarded message -----

From: **Gregory W. Crawford** <gregcrawford@earthlink.net>

Date: Tue, Mar 11, 2014 at 1:32 PM

Subject: 688 Hague Avenue

Goog Afternoon,

We worked on a petition last night that I have placed below. If you support the position then please copy/paste or forward an e-mail and send to Bill Dermody at bill.dermody@ci.stpaul.mn.us before Thursday, March 13.

I would appreciate a copy to my address too.

You may want to send a copy to Council member Dai Thao at ward1@ci.stpaul.mn.us . We may need his help at the council level.

Right now over a dozen home owners have contacted me in support, but we need that list to grow. Thank you for your support

We support the following petition:

Where as:

1. The current zoning is for residential use
2. The property has been vacant for over a year
3. An elementary school, park, and playground are located one block south
4. A commercial business will bring increased traffic onto residential streets
5. The previous use of the property (for 30 years):
 - a. Not open to the public
 - b. Had essentially no weekend activity
 - c. Had essentially no evening activity
6. Commercially used property has a negative effect on nearby property values

Therefore:

1. We want only residential use of the land at 688 Hague Avenue
2. We do not support any commercial use of 688 Hague Avenue
3. We oppose the reestablishment of nonconforming use for commercial purpose
4. Any residential development must meet off street parking requirements

Benefits:

1. New housing will increase the tax base
2. Neighborhood will reclaim lost land for needed housing
3. Existing housing values will benefit from new residential housing
4. Less street traffic means safer streets

Langer, Samantha (CI-StPaul)

From: Mary Camilla Amaya <mcamaya@live.com>
Sent: Wednesday, March 12, 2014 10:56 AM
To: Dermody, Bill (CI-StPaul); #CI-StPaul_Ward1
Cc: Greg Crawford
Subject: regarding 688 Hague Avenue

Dear Mr. Dermody and Council member, Dai Thao:

My husband and I have lived at 110 St. Albans St N for over 10 years. We are less than a 1/2 block from the property at 688 Hague Avenue and we rent a garage directly across from the back of this property.

We support the following petition:

Where as:

1. The current zoning is for residential use
2. The property has been vacant for over a year
3. An elementary school, park, and playground are located one block south
4. A commercial business will bring increased traffic onto residential streets
5. The previous use of the property (for 30 years):
 - a. Not open to the public
 - b. Had essentially no weekend activity
 - c. Had essentially no evening activity
6. Commercially used property has a negative effect on nearby property values

Therefore:

1. We want only residential use of the land at 688 Hague Avenue
2. We do not support any commercial use of 688 Hague Avenue
3. We oppose the reestablishment of nonconforming use for commercial purpose
4. Any residential development must meet off street parking requirements

Benefits:

1. New housing will increase the tax base
2. Neighborhood will reclaim lost land for needed housing
3. Existing housing values will benefit from new residential housing
4. Less street traffic means safer streets

We appreciate your attention to this matter and strongly support only residential use of the land at 688 Hague Avenue

Mary and Jaime Amaya
110 Saint Albans St N

Langer, Samantha (CI-StPaul)

From: Todd Wambach <ToddW@illumecandles.com>
Sent: Wednesday, March 12, 2014 9:49 AM
To: Dermody, Bill (CI-StPaul)
Cc: Gregory W. Crawford; erin ryan
Subject: 688 Hague Avenue

Hello Bill,

My name is Todd Wambach and my wife, Erin Ryan and I live at 642 Ashland Av. In St. Paul. I would appreciate your taking into account our support of the following petition. Please let me know if you have any questions. Thank you.

Whereas:

1. The current zoning is for residential use
2. The property has been vacant for over a year
3. An elementary school, park, and playground are located one block south
4. A commercial business will bring increased traffic onto residential streets
5. The previous use of the property (for 30 years):
 - a. Not open to the public
 - b. Had essentially no weekend activity
 - c. Had essentially no evening activity
6. Commercially used property has a negative effect on nearby property values

Therefore:

1. We want only residential use of the land at 688 Hague Avenue
2. We do not support any commercial use of 688 Hague Avenue
3. We oppose the reestablishment of nonconforming use for commercial purpose
4. Any residential development must meet off street parking requirements

Benefits:

1. New housing will increase the tax base
2. Neighborhood will reclaim lost land for needed housing
3. Existing housing values will benefit from new residential housing
4. Less street traffic means safer streets

TODD WAMBACH | DIRECTOR OF RESEARCH & DEVELOPMENT
D: 952.303.8467 | M: 612.987.2236

ILLUME •
ILLUMECANDLES.COM

we love color

Langer, Samantha (CI-StPaul)

From: Sharron Peterson <sharron@lmrwine.com>
Sent: Wednesday, March 12, 2014 6:09 AM
To: Dermody, Bill (CI-StPaul); #CI-StPaul_Ward1; Gregory W. Crawford

Good Morning,

As the homeowners of 636 Laurel Avenue, we would like to submit the following petition regarding the property of 688 Hague Avenue.

Where as:

1. The current zoning is for residential use
2. The property has been vacant for over a year
3. An elementary school, park, and playground are located one block south
4. A commercial business will bring increased traffic onto residential streets
5. The previous use of the property (for 30 years):
 - a. Not open to the public
 - b. Had essentially no weekend activity
 - c. Had essentially no evening activity
6. Commercially used property has a negative effect on nearby property values

Therefore:

1. We want only residential use of the land at 688 Hague Avenue
2. We do not support any commercial use of 688 Hague Avenue
3. We oppose the reestablishment of nonconforming use for commercial purpose
4. Any residential development must meet off street parking requirements

Benefits:

1. New housing will increase the tax base
2. Neighborhood will reclaim lost land for needed housing
3. Existing housing values will benefit from new residential housing
4. Less street traffic means safer streets

Sincerely,
Sharron and Rich Peterson

I support the petition, I am a homeowner at 670 laurel ave. St. Paul mn. 55104. Terri behrens Feldman.

Begin forwarded message:

From: "Gregory W. Crawford" <gregcrawford@earthlink.net>

Date: March 11, 2014 at 1:32:46 PM CDT

Subject: 688 Hague Avenue

Reply-To: "Gregory W. Crawford" <gregcrawford@earthlink.net>

Good Afternoon,

We worked on a petition last night that I have placed below. If you support the position then please copy/paste or forward an e-mail and send to Bill Dermody at bill.dermody@ci.stpaul.mn.us before Thursday, March 13.

I would appreciate a copy to my address too.

You may want to send a copy to Council member Dai Thao at ward1@ci.stpaul.mn.us . We may need his help at the council level.

Right now over a dozen home owners have contacted me in support, but we need that list to grow. Thank you for your support!

We support the following petition:

Where as:

1. The current zoning is for residential use
2. The property has been vacant for over a year
3. An elementary school, park, and playground are located one block south
4. A commercial business will bring increased traffic onto residential streets
5. The previous use of the property (for 30 years):
 - a. Not open to the public
 - b. Had essentially no weekend activity
 - c. Had essentially no evening activity
6. Commercially used property has a negative effect on nearby property values

Therefore:

1. We want only residential use of the land at 688 Hague Avenue
2. We do not support any commercial use of 688 Hague Avenue
3. We oppose the reestablishment of nonconforming use for commercial purpose
4. Any residential development must meet off street parking requirements

Benefits:

1. New housing will increase the tax base
2. Neighborhood will reclaim lost land for needed housing
3. Existing housing values will benefit from new residential housing
4. Less street traffic means safer streets

Langer, Samantha (CI-StPaul)

From: Gregory W. Crawford <gregcrawford@earthlink.net>
Sent: Tuesday, March 11, 2014 1:41 PM
To: Dermody, Bill (CI-StPaul)
Cc: #CI-StPaul_Ward1
Subject: Hague Avenue #14-098-714

Mr. Dermody:
My position is stated below.
Thank you,
Gregory W. Crawford
667 Laurel Avenue

We support the following petition:

Where as:

1. The current zoning is for residential use
2. The property has been vacant for over a year
3. An elementary school, park, and playground are located one block south
4. A commercial business will bring increased traffic onto residential streets
5. The previous use of the property (for 30 years):
 - a. Not open to the public
 - b. Had essentially no weekend activity
 - c. Had essentially no evening activity
6. Commercially used property has a negative effect on nearby property values

Therefore:

1. We want only residential use of the land at 688 Hague Avenue
2. We do not support any commercial use of 688 Hague Avenue
3. We oppose the reestablishment of nonconforming use for commercial purpose
4. Any residential development must meet off street parking requirements

Benefits:

1. New housing will increase the tax base
2. Neighborhood will reclaim lost land for needed housing
3. Existing housing values will benefit from new residential housing
4. Less street traffic means safer streets

Langer, Samantha (CI-StPaul)

From: Arlene Goter <agoter@stkate.edu>
Sent: Tuesday, March 11, 2014 2:48 PM
To: Dermody, Bill (CI-StPaul); #CI-StPaul_Ward1
Cc: gregcrawford@earthlink.net
Subject: Fwd: 688 Hague Avenue

We support the following petition:

Where as:

1. The current zoning is for residential use
2. The property has been vacant for over a year
3. An elementary school, park, and playground are located one block south
4. A commercial business will bring increased traffic onto residential streets
5. The previous use of the property (for 30 years):
 - a. Not open to the public
 - b. Had essentially no weekend activity
 - c. Had essentially no evening activity
6. Commercially used property has a negative effect on nearby property values

Therefore:

1. We want only residential use of the land at 688 Hague Avenue
2. We do not support any commercial use of 688 Hague Avenue
3. We oppose the reestablishment of nonconforming use for commercial purpose
4. Any residential development must meet off street parking requirements

Benefits:

1. New housing will increase the tax base
2. Neighborhood will reclaim lost land for needed housing
3. Existing housing values will benefit from new residential housing
4. Less street traffic means safer streets

Arlene Goter
638 Ashland Ave.
St. Paul, MN 55104

--

Dr. Arlene Goter
Professor of Music
St. Catherine University
2004 Randolph Ave.
St. Paul, MN 55105
651-690-6699
agoter@stkate.edu

Langer, Samantha (CI-StPaul)

From: Svein A Berg <svein.berg@mintra-inc.com>
Sent: Tuesday, March 11, 2014 4:10 PM
To: Dermody, Bill (CI-StPaul)
Cc: #CI-StPaul_Ward1; Gregory W. Crawford
Subject: Zoning of 688 Hague Avenue

Dear Mr. Dermody,

My wife and I are property owners of 128 St. Albans St. N., which is on the opposite side of St. Albans St. N of the property at 688 Hague Avenue. We, and other neighbors we have talked to, are against any rezoning of 688 Hague Avenue for commercial purposes, and ask the city to allow only residential use of the property. We believe that commercial activity, and especially a salon as proposed, will increase traffic in the neighborhood and alter the residential nature of the area. We therefore fully support the following petition with our neighbors:

Where as:

1. The current zoning is for residential use
2. The property has been vacant for over a year
3. An elementary school, park, and playground are located one block south
4. A commercial business will bring increased traffic onto residential streets
5. The previous use of the property (for 30 years):
 - a. Not open to the public
 - b. Had essentially no weekend activity
 - c. Had essentially no evening activity
6. Commercially used property has a negative effect on nearby property values

Therefore:

1. We want only residential use of the land at 688 Hague Avenue
2. We do not support any commercial use of 688 Hague Avenue
3. We oppose the reestablishment of nonconforming use for commercial purpose
4. Any residential development must meet off street parking requirements

Benefits:

1. New housing will increase the tax base
2. Neighborhood will reclaim lost land for needed housing
3. Existing housing values will benefit from new residential housing
4. Less street traffic means safer streets

I kindly ask you to support the voice of the neighbors in this case.

Warm regards,

Svein A. Berg

city of saint paul
planning commission resolution
file number
date

WHEREAS, Metropolitan State University, File # 14-098-309, has applied for a variance to reduce the width of parking stalls in a proposed ramp to 8.5' under the provisions of Section 61.601 of the Saint Paul Legislative Code, on property located at 400 Maria Avenue, Parcel Identification Number (PIN) 322922130130, legally described as Willius Addition No 2 Lots 4 & 5 Stower's Re-arr Of Lots 5-6 Blk 2 Aud Sub No.19 And Vac Alleys And Fol, Lots 1 Thru 11 In Reeds Place And Ex The Nwly 14 Ft For St; Lots 2,3 And Lot 4 In Zimmerman Place And Ex The Nwly 14 Ft For St And Ex The Swly 50 Ft; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 13, 2014, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings of fact:

1. *The variance is in harmony with the general purposes and intent of the zoning code.*

The Zoning Code requires perpendicular parking spaces to be 9' wide. But it allows angle parking spaces to be 8.5' wide and this is wide enough for cars to open their doors etc. The main reason for requiring 9' - wide stalls is to make it easier for cars to maneuver in and out of the parking spaces with a 20' drive lane. However, this ramp would have wider drive lanes (24' wide) and this will allow cars to maneuver into and out of the narrower parking spaces.

The zoning code would allow the college to have the same number of parking spaces by designating half of the spaces for compact cars only (8' wide) and half of the spaces as standard spaces (9' wide). However full size cars often park in compact spaces intended for compact cars and having all of the spaces 8.5' wide avoids this.

2. *The variance is consistent with the comprehensive plan.*

This finding is met. The variance is in keeping with the goals of the comprehensive plan. Reducing the width of the parking stalls will allow enough room for a large stormwater infiltration system that will improve the quality of stormwater coming off the site from the ramp and other buildings that are proposed for this block. Improving stormwater is consistent with the goals of the Comprehensive Plan.

moved by _____
seconded by _____
in favor _____
against _____

3. *The applicant has established that there are practical difficulties in complying with the provision that the property owner proposes to use the property in a reasonable manner not permitted by the provision. Economic considerations alone do not constitute practical difficulties.*

The University must provide a large stormwater infiltration system for the ramp and other development that is proposed on this block. The stormwater system must be located at the low (west) end of the site. The variance to allow narrower parking stalls will allow more room for the stormwater system.

4. *The plight of the landowner is due to circumstances unique to the property not created by the landowner.*

The circumstances for Metropolitan State University and its property are unique. The University is a large institution and its attendance is increasing. More parking for students and staff is required to accommodate this. In addition, the University is planning to construct a new student center near the ramp soon and its Master Plan calls for other buildings on this block in the future. The variance will allow the ramp to fit better with the planned buildings and the stormwater system.

5. *The variance will not permit any use that is not allowed in the zoning district where the affected land is located.*

An accessory parking ramp and parking lot are permitted uses.

6. *The variance will not alter the essential character of the surrounding area.*

The variance will help the ramp and future development on this block to fit into the character of the surrounding area.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Metropolitan State University for a variance to reduce the width of parking spaces in the proposed ramp at 400 Maria Ave from 9' to 8.5' is hereby approved.

City of Saint Paul
Planning Commission Resolution
File Number _____
Date _____

WHEREAS, Metropolitan State University, File # 12-220122, has submitted a site plan for review under the provisions of Sec. 61.400 of the Saint Paul Legislative Code, for a new parking ramp on property located at property address 400 Maria Ave , legally described as Willius Addition No 2 Lots 4 & 5 Stower'S Re-Arr Of Lots 5-6 Blk 2 Aud Sub No.19 And Vac Alleys And Fol, Lots 1 Thru 11 In Reeds Place And Ex The Nwly 14 Ft For St; Lots 2,3 And Lot 4 In Zimmerman Place And Ex The Nwly 14 Ft For St And Ex The Swly 50 Ft; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 13, 2014, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings as required under the provisions of §61.402(c) that the site plan is consistent with:

1. *Applicable ordinances of the City of Saint Paul.*

The site plan meets all applicable ordinances, including height and setbacks, if a variance for the width of the parking spaces in the ramp is approved

2. *The city's adopted comprehensive plan and development or project plans for sub-areas of the city.*

The site plan is consistent with this finding. East 7th is designated as a Mixed-Use Corridor in the Comprehensive Plan (2010). The Plan supports a mix of uses on Mixed- Use Corridors (LU Policy 1.24).

Mixed-Use Corridors may be either predominately residential or predominately commercial. Predominately residential corridors will have smaller scale commercial uses, while predominately commercial corridors will have housing interspersed with commercial office uses and retail goods and services. The ramp and student center are examples of a mix of uses along the East 7th Street corridor. It promotes conditions that support those who live and work along Mixed-Use Corridors, including frequent transit services (LU Policy 1.28). The ramp and student center, "Provide connections by bicycle and pedestrian facilities to adjacent areas," as stated in LU Policy 1.27.

Moved by _____
Seconded by _____
In Favor _____
Against _____

The work conducted by the University on the ramp and student center are also prime examples of working with anchors, business and property owners to "develop and maintain place making elements and community gathering spaces at visible places along the East 7th Street Corridor." Metropolitan State University has worked closely with the community to identify open space on East 7th and to provide for public space in the development. This goal was highlighted in the Near East Side Roadmap (2012) as part of Real Estate Objective RE2.4.

3. *Preservation of unique geologic, geographic or historically significant characteristics of the city and environmentally sensitive areas.*

The site plan is consistent with this finding. The existing parking lot does not have any unique geologic, geographic characteristics and it is not an environmentally sensitive area.

The site is not in a historic preservation district, but the Dayton's Bluff Heritage Preservation District is to the east across Bates. The facade of the ramp facing Bates is only two stories high and has been designed to complement the architecture of the campus buildings.

4. *Protection of adjacent and neighboring properties through reasonable provision for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design which may have substantial effects on neighboring land uses.*

The site plan is consistent with this finding.

- Stormwater will be directed to City storm sewers.
- The site will have landscaping to provide sound and sight buffers. The facade of the ramp will also include screening to block headlights from shining out into the surrounding residential neighborhood.
- The setbacks and height of the ramp will preserve views, light and air.
- The facade has been designed to complement the architecture of the campus buildings.

5. *The arrangement of buildings, uses and facilities of the proposed development in order to assure abutting property and/or its occupants will not be unreasonably affected.*

The site plan is consistent with this finding.

The parking ramp is set back over 100 feet from adjacent streets on the all sides except the Bates (east side) to reduce its impact. On the Bates side, the ramp is set back 16' but its two levels are below grade so that only two levels are above grade.

The main access is located on Maria, in the middle of the campus to minimize impact on neighboring properties. A second entrance is located on Bates.

6. *Creation of energy-conserving design through landscaping and location, orientation and elevation of structures.*

The site plan is consistent with this finding. Landscaping will be provided to shade the parking lot. A parking ramp reduces heat gain compared to a parking lot with the same number of cars because the parking spaces on the lower levels are not exposed to direct sun. A parking ramp also uses less land than a parking lot, which allows for denser development which can ultimately encourage the use of alternative means of transportation.

7. *Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site.*

Traffic is a major consideration because the parking ramp will have significantly more parking spaces than the existing parking lot.

A detailed Traffic Impact Study was submitted by the Metro State and approved by Public Works and MnDOT.

The current site plan has a number of changes from an earlier plan that are intended to address traffic concerns:

- The current plan has fewer parking spaces than an earlier plan.
- A new right-turn lane for eastbound Mounds Boulevard between 6th Street and the freeway entrance to 194 has been recommended in the Traffic Impact Study as a mitigation strategy to alleviate traffic issues resulting from the addition of ramp traffic to the system per the traffic model..
- Maria is located between the ramp and the main campus. Metro State wants to install traffic calming measures on Maria Avenue between East 1st Street and East 6th Street so that the avenue becomes more of a "pedestrian mall" as opposed to a through route for vehicular traffic to access the signal at East 1st Street. The measures are intended to divert through traffic while maintaining access to Cabonne's Pizza, the ramp and emergency traffic. It is anticipated that not all through traffic will be diverted. Metropolitan State University is working with Public Works staff on the design of the traffic calming elements being proposed for Maria. Possible improvements being considered include:
 - o Curb extensions (bump outs) at E. 6th Street and at E. 1st Street.
 - o Marked midblock crosswalks on a speed table
 - o Landscaped center median to give the feeling of a narrower roadway and discourage pedestrians from crossing at unmarked/unfavorable spots and with breaks for driveways and pedestrian designated and marked crossings
 - o Markings on the pavement for bikes as called for in the City's draft bikeways plan
 - o Configure the driveway to the visitor lot driveway to encourage exit toward East 6th Street
 - o Configure the driveway of parking ramp driveway to discourage exiting toward East 6th Street

Therefore, the site plan is consistent with this finding if:

- A new right-turn lane is added on Mounds Boulevard if MnDOT and Saint Paul Public Works determine it is needed once the ramp is operational.
- Metropolitan State University continues to work with Public Works on the design of traffic calming measures on Maria and implements these measures prior to the opening of the parking ramp.

8. *The satisfactory availability and capacity of storm and sanitary sewers, including solutions to any drainage problems in the area of the development.*

The sewer and stormwater system for the ramp has been designed to also handle stormwater from the student center that is proposed to be built immediately north of the ramp. (The student center is going through its own site plan review.) The stormsewer system includes a large stormwater infiltration system under a plaza to be built on the west of the ramp. This system is intended to meet standards for stormwater rate control and water quality. Public Work Sewer Division has approved the sewer/stormwater plans. Capitol Region Watershed has also approved the plans.

9. *Sufficient landscaping, fences, walls and parking necessary to meet the above objectives.*
The site plan is consistent with this finding. The proposed landscaping for the ramp and parking lot includes trees and shrubs around the perimeter and within the parking lot. The existing ornamental metal fence will be used around the parking lot.
10. *Site accessibility in accordance with the provisions of the Americans with Disabilities Act (ADA), including parking spaces, passenger loading zones and accessible routes.*
The site plan is consistent with this finding. Parking spaces and accessible routes are provided in the ramp and the surface parking lot consistent with the standards of the ADA.
11. *Provision for erosion and sediment control as specified in the Ramsey County Erosion Sediment and Control Handbook.*
The site plan is consistent with this finding. It calls for using standard measures during construction to control erosion and sediment.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Metropolitan State University for site plan review for a new parking ramp at 400 Maria Ave is hereby approved subject to the following conditions:

1. A new right-turn lane must be added on Mounds Boulevard if MnDOT and Public Work determine that it is needed once the ramp is operational.
2. Metropolitan State University must continue to work with Public Works on the design of traffic calming measures on Maria and implement these measures prior to the opening of the parking ramp.
3. A variance to reduce the width of the parking spaces from 9' to 8.5' must be approved.

Langer, Samantha (CI-StPaul)

From: Beach, Tom (CI-StPaul)
Sent: Thursday, March 13, 2014 12:02 PM
To: Langer, Samantha (CI-StPaul)
Subject: FW: 400 Maria Ave, St. Paul

Sam,

Can you pass this email about the metro state parking ramp out to the Zoning Committee today?

From: Will Anderson [<mailto:willanderson32@comcast.net>]
Sent: Monday, March 03, 2014 1:39 PM
To: Beach, Tom (CI-StPaul)
Subject: 400 Maria Ave, St. Paul

Tom:

I am Will Anderson and own one of the residential units at 376 Maria Ave as well as the commercial space, it is the Strip Club restaurant. I think if the college is going to build a big parking ramp, they should make sure there is a "entrance and exit" gate for people who are eating at the restaurant. If it is easy for them to park in the lot, it will reduce the number of cars parking on the street. So there should be a gate on the south side of the parking lot.

THANKS.
Will

City of Saint Paul
Planning Commission Resolution
File Number _____
Date _____

WHEREAS, Metropolitan State University, File # 14-094970, has submitted a site plan for review under the provisions of Sec. 61.400 of the Saint Paul Legislative Code, for a new student center on property located at 690 East 7th Street , legally described as Willius Addition No 2 Lots 4 & 5 Stower'S Re-Arr Of Lots 5-6 Blk 2 Aud Sub No.19 And Vac Alleys And Fol, Lots 1 Thru 11 In Reeds Place And Ex The Nwly 14 Ft For St; Lots 2,3 And Lot 4 In Zimmerman Place And Ex The Nwly 14 Ft For St And Ex The Swly 50 Ft; and

WHEREAS, the Zoning Committee of the Planning Commission, on March 13, 2014, held a public hearing at which all persons present were given an opportunity to be heard pursuant to said application in accordance with the requirements of §61.303 of the Saint Paul Legislative Code; and

WHEREAS, the Saint Paul Planning Commission, based on the evidence presented to its Zoning Committee at the public hearing as substantially reflected in the minutes, made the following findings as required under the provisions of §61.402(c) that the site plan is consistent with:

1. *Applicable ordinances of the City of Saint Paul.*

The site plan meets all applicable ordinances, including height and setbacks. The building complies with design standards in the Zoning Code.

2. *The city's adopted comprehensive plan and development or project plans for sub-areas of the city.*

East 7th is designated as a Mixed-Use Corridor in the Comprehensive Plan (2010). The Plan supports a mix of uses on Mixed-Use Corridors (LU Policy 1.24).

Mixed-Use Corridors may be either predominately residential or predominately commercial. Predominately residential corridors will have smaller scale commercial uses, while predominately commercial corridors will have housing interspersed with commercial office uses and retail goods and services. The ramp and student center are examples of a mix of uses along the East 7th Street corridor. It promotes conditions that support those who live and work along Mixed-Use Corridors, including frequent transit services (LU Policy 1.28). The ramp and student center, "Provide connections by bicycle and pedestrian facilities to adjacent areas," as stated in LU Policy 1.27.

The work conducted by the University on the ramp and student center are also prime examples of working with anchors, business and property owners to "develop and maintain place making elements and c community gathering spaces at visible places along the East 7th Street Corridor."

Moved by _____
Seconded by _____
In Favor _____
Against _____

Metropolitan State University has worked closely with the community to identify open space on East 7th and to provide for public space in the development. This goal was highlighted in the Near East Side Roadmap (2012) as part of Real Estate Objective RE2.4.

3. *Preservation of unique geologic, geographic or historically significant characteristics of the city and environmentally sensitive areas.*

The site plan is consistent with this finding. The site is currently a parking lot with no unique geologic, geographic characteristics. It is not in an environmentally sensitive area.

4. *Protection of adjacent and neighboring properties through reasonable provision for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design which may have substantial effects on neighboring land uses.*

The site plan is consistent with this finding.

- Stormwater will be directed to City storm sewers.
- The building will not affect views, light and air for neighboring land uses.
- The building façade facing East 7th Street will have large windows and brick and will enhance the character of the area.

5. *The arrangement of buildings, uses and facilities of the proposed development in order to assure abutting property and/or its occupants will not be unreasonably affected.*

The building will be located along East 7th Street with a main entrance facing the street. This will enhance the vitality of the area.

6. *Creation of energy-conserving design through landscaping and location, orientation and elevation of structures.*

The site plan is consistent with this finding.

7. *Safety and convenience of both vehicular and pedestrian traffic both within the site and in relation to access streets, including traffic circulation features, the locations and design of entrances and exits and parking areas within the site.*

No new parking is proposed as part of the student center. A new parking ramp is proposed just south of the student center and this is going through its own site plan review. Provisions have been made so delivery trucks can use a dock at the back of the building without having to back into or out of East 7th Street. Traffic calming measures will be implemented on Maria as part of the site plan for the parking ramp.

8. *The satisfactory availability and capacity of storm and sanitary sewers, including solutions to any drainage problems in the area of the development.*

The sewer and stormwater system for the student center has been designed to also handle stormwater from the parking ramp that is proposed to be built next to the student center. (The ramp is going through its own site plan review.) The storm sewer system includes a large stormwater infiltration system under a plaza to be built south of the student center. This system is intended to meet standards for stormwater rate control and water quality. Public Work Sewer Division and the Capitol Region Watershed have approved the site plans.

9. *Sufficient landscaping, fences, walls and parking necessary to meet the above objectives.*
The south half of the site will be a new landscaped plaza for the campus. Parking is being provided by a new ramp which is going through a separate site plan review.
10. *Site accessibility in accordance with the provisions of the Americans with Disabilities Act (ADA), including parking spaces, passenger loading zones and accessible routes.*
ADA compliant accessible routes are provided. No parking spaces or passenger loading zones are proposed as part of the project.
11. *Provision for erosion and sediment control as specified in the Ramsey Erosion Sediment and Control Handbook.*
The site plan shows erosion/sediment control measures such as silt fences and inlet protect and complies with these standards.

NOW, THEREFORE, BE IT RESOLVED, by the Saint Paul Planning Commission, under the authority of the City's Legislative Code, that the application of Metropolitan State University for site plan review for a new student center at 690 East 7th Street is hereby approved.